

HARVEY   
RICHARDS  
& WEST  
ESTATE AGENTS



**Albert Street, Whitstable, CT5**

**Stunning 3 bedroom Fisherman's Cottage located in Albert Street in the heart of Whitstable's conservation area.**

**£365,000**




Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



## Albert Street, Whitstable

### Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale this fantastic three bedroom fisherman's cottage located on Albert Street. Positioned in the heart of Whitstable's conservation area, this pretty Victorian cottage is ideally situated close to both Whitstable High Street with its array of independently run restaurants, cafes & boutiques, and the sea front. The main line train station is less than 0.5 miles away providing easy links to London and the surrounding areas.

The property its self has been well maintained by the current owner and is in immaculate condition throughout. Currently used as a popular holiday rental, this property would make a fantastic holiday home or main residence for somebody looking to be located in the centre of Whitstable close to all local amenities. The property has recently undergone a full programme of renovation.

On the ground floor the two reception rooms have been opened up to create a light and airy combined living / dining area. The living area has an exposed brick fireplace with a working stove fire and wooden flooring running through both rooms. The kitchen is a fitted with modern gloss units proving plenty of space and storage. The family bathroom is found on the ground floor and comprises a new white three piece bathroom suite with overhead shower.

All three bedrooms are found on the first floor, two of the bedrooms are double, and the third is a good size single.

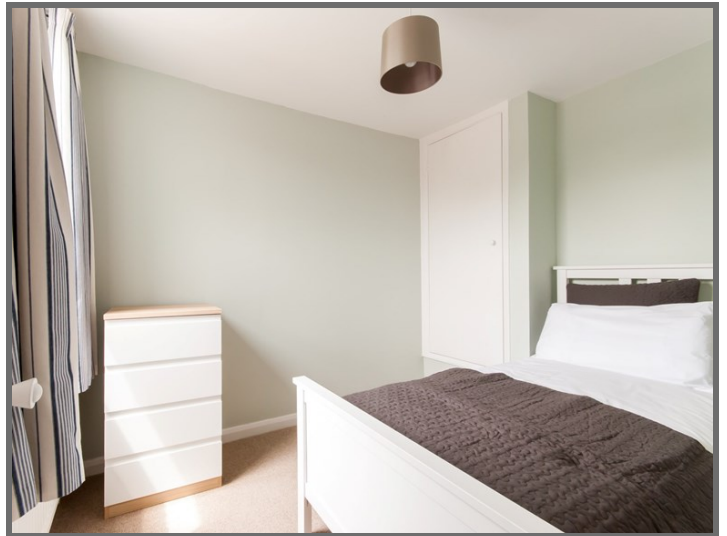
The rear garden is accessed via a door in the kitchen. This great low maintenance area is laid with decking and would be a fantastic space to sit out and enjoy the summer months. There is also back gate which leads out to the alley.

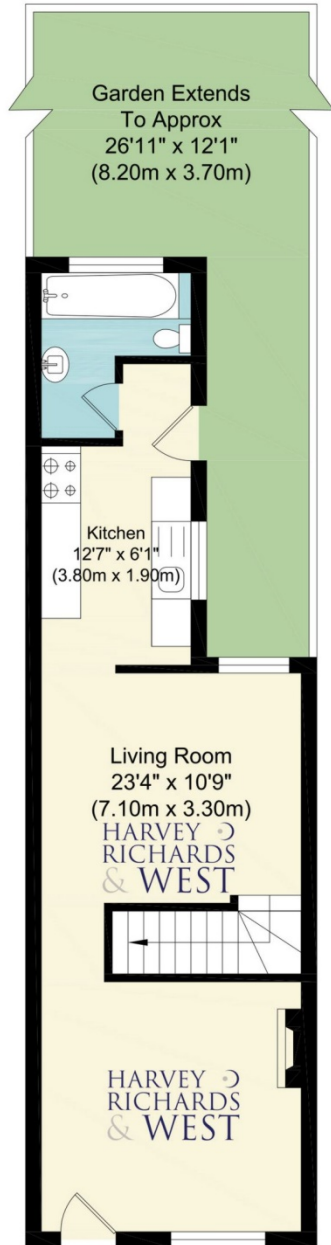
**Tenure:** Freehold

**Council Tax:** Band B









Ground Floor  
Approximate Floor Area  
355.20 sq. ft.  
(33.00 sq. m)



First Floor  
Approximate Floor Area  
328.29 sq. ft.  
(30.50 sq. m)



**TOTAL APPROX FLOOR AREA 683.50 SQ. FT. (AREA 63.50 SQ. M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given. www.rwest.co.uk

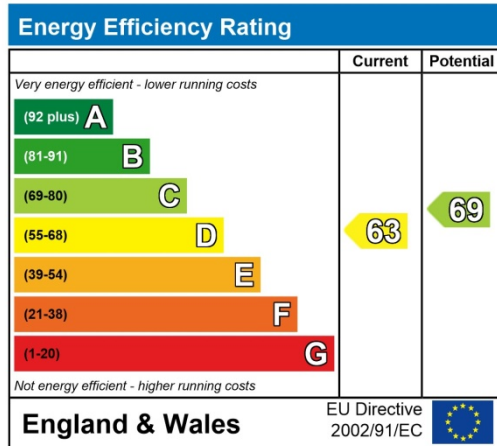
# Energy Performance Certificate



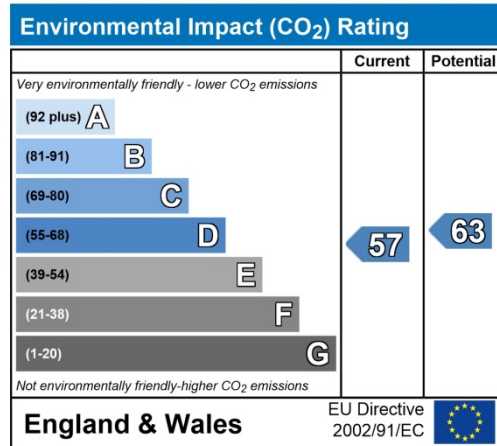
4, Albert Street  
WHITSTABLE  
CT5 1HP

Dwelling type: Mid-terrace house  
Date of assessment: 20 August 2010  
Date of certificate: 21 August 2010  
Reference number: 0345-2840-6180-9120-0015  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 63m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	329 kWh/m <sup>2</sup> per year	280 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.5 tonnes per year	3.0 tonnes per year
Lighting	£66 per year	£33 per year
Heating	£544 per year	£496 per year
Hot water	£99 per year	£86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.